

SUMMARY

B.H.Q.A. MEETING OF JULY 12, 2006

MEMBERS PRESENT: Ben Mitchell, Susie Hamilton, Kristopher Floyd, Sandi Cole, Elizabeth Gallman, Brent Thompson

MEMBERS ABSENT: Nikki Montembeault

STAFF PRESENT: Lisa Abbott, Barry Collins, John Hewitt, Carol Jack, Jo Stong, Kevin Bowlen, Mike Arnold, Robert Hoole

OTHERS PRESENT: Travis Vencel, Barry Jones, Mary Barker, Susan Mathews, John Noel

Chairman, Mitchell called the meeting to order on 07/12/06 at 4:00 p.m.

The Summary for June 14, 2006 meeting was submitted for approval. Gallman made a motion to approve the summary; Cole seconded. 6 - 0

OLD BUSINESS

NEW PETITIONS

908 S. Madison, Luis Ronacyolo, 06-TV-079 Owner was not present to request an extension of time to complete repairs.

Staff recommended to grant the extension of time with the condition that the repairs be completed and reinspected no later than July 31, 2006.

Floyd made a motion to grant the extension per staff recommendation. Hamilton seconded. 4-2 Floyd and Thompson voted no.

1533 E. Elliston, Sally Savageau, 06-AA-080 Owner's daughter was present to request relief from the rental permit process.

Staff recommended to deny the request and have the property registered and inspected.

Gallman made the motion to grant the request as long as the owner's daughter and family are the residents. Floyd seconded. 6 - 0

400 S. Westwood & 4611 W. Belle Ave, Oran & Kelly Mullis, 06-V-081 Owners were not present to request a special exception to the minimum egress requirements;

Staff recommended to deny the request with no conditions and no compliance deadline.

Gallman made the motion to deny the request as per staff recommendations. Thompson stated that he thought there should be a compliance deadline. Gallman amended her motion to deny the request with a compliance deadline of August 11, 2006. Cole seconded. 6 - 0

216 N. Lincoln, Sheree Demming, 06-TV-082 Owner was not present to request an extension of time to complete repairs.

Staff recommended to grant the extension of time to complete repairs with the condition that all repairs be completed and reinspected by September 12, 2006.

Floyd made the motion to grant the extension of time per staff recommendation. Hamilton seconded. 6-0

912 S. Henderson, Jose Fajardo, 06-TV-083 Owner was not present to request an extension of time to complete repairs.

Staff recommended to grant the extension of time with a deadline of July 26, 2006 for life safety violations and August 15, 2006 for all other violations.

Hamilton made the motion to grant per staff recommendations. Floyd seconded. 6 - 0

1608 E. University, Ganesh Properties, 06-TV-084 Owner was not present to request a exception to the minimum egress requirements and an extension of time to complete repairs.

Staff reported that the owner was no longer requesting a variance to the minimum egress requirements and was only requesting and extension of time to install new windows. Staff recommended to grant the extension of time with a compliance deadline of September 12, 2006.

Floyd made the motion to grant the extension of time. Gallman seconded. 5 – 0 Thompson abstained.

1213 E. Allendale, Jeff Goldin, 06-TV-085 Owner was not present to request a variance to the minimum egress requirements.

Staff recommended to grant the variance with the following conditions:

Single and multiple-station, hard wired smoke alarms shall be installed in the following locations and in accordance with following criteria: PM-102.3, PM-102.8, & PM-704.2

1. In each sleeping room
2. Outside of each sleeping area in the immediate vicinity of the bedrooms.
3. On each additional story of the dwelling, including basements and cellars but not including crawl spaces and uninhabitable attics. In dwelling units with split levels without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for

the adjacent lower level provided that the lower level is less than one full story below the upper level.

4. The alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed. Radio frequency interconnection is allowable.
5. Install smoke detector(s) in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall.
6. The required smoke alarms shall receive their primary power from the building wiring when such wiring is served from a commercial source, and when primary power is interrupted, shall receive power from a battery.
7. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection.
8. Smoke detection shall be maintained in manner so that it functions as intended and is in compliance with the aforementioned installation requirements.

Thompson made a motion to deny the variance. Gallman seconded. 5 – 1 Floyd voted no.

2410 E. 4th, Jeff Goldin, 06-TV-085 Owner was not present to request an extension of time to complete repairs.

Staff recommended to grant the extension of time to complete the repairs. Cole made the motion to grant the extension of time. Floyd seconded 6 - 0

4501 – 4503 N. Stephens, Vencel Properties, 06-V-087 Travis Vencel was present to request an exception to fuel-fired appliances in the bedrooms.

Staff recommended to grant the variance with the following conditions:

Single and multiple-station, hard wired smoke alarms shall be installed in the following locations and in accordance with following criteria: PM-102.3, PM-102.8, & PM-704.2

9. In each sleeping room
10. Outside of each sleeping area in the immediate vicinity of the bedrooms.
11. On each additional story of the dwelling, including basements and cellars but not including crawl spaces and uninhabitable attics. In dwelling units with split levels without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
12. The alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed. Radio frequency interconnection is allowable.
13. Install smoke detector(s) in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall.
14. The required smoke alarms shall receive their primary power from the building wiring when such wiring is served from a commercial source, and when primary power is interrupted, shall receive power from a battery.

15. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection.
16. Smoke detection shall be maintained in manner so that it functions as intended and is in compliance with the aforementioned installation requirements.

Hard-wired, battery backup carbon-monoxide detectors be incorporated into the system with a carbon-monoxide detector located in each room utilized for sleeping purposes that also contains a fuel-fired appliance.

Hamilton made the motion to grant the variance with the condition that carbon-monoxide detectors be installed in each room utilized for sleeping purposes. Gallman seconded 4 – 2 Thompson and Cole voted no.

528 N. Indiana, John Noel, 06-V-088 Agent was present to request an exception to the minimum egress requirements.

Staff recommended to grant the variance to the minimum egress requirement with the following conditions:

Single and multiple-station, hard wired smoke alarms shall be installed in the following locations and in accordance with following criteria: PM-102.3, PM-102.8, & PM-704.2

17. In each sleeping room
18. Outside of each sleeping area in the immediate vicinity of the bedrooms.
19. On each additional story of the dwelling, including basements and cellars but not including crawl spaces and uninhabitable attics. In dwelling units with split levels without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
20. The alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed. Radio frequency interconnection is allowable.
21. Install smoke detector(s) in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall.
22. The required smoke alarms shall receive their primary power from the building wiring when such wiring is served from a commercial source, and when primary power is interrupted, shall receive power from a battery.
23. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection.
24. Smoke detection shall be maintained in manner so that it functions as intended and is in compliance with the aforementioned installation requirements.

Staff also recommended to grant an extension of time to complete repairs with a deadline of September 12, 2006.

Thompson made a motion to grant the variance and extension of time to complete repairs as per staff

recommendations. Hamilton seconded. 6 - 0

135 N. Clark, James Barker, 06-TV-089 Mrs. Barker was present to request an extension of time to complete repairs.

Staff recommended to deny the request for an extension of time to complete repairs.

Cole made the motion to deny the request. Floyd seconded. 4 – 2 Mitchell and Gallman voted no.

122 N. Jefferson, James Barker, 06-TV-090 Mrs. Barker was present to request an extension of time to complete repairs.

Staff recommended to deny the request for an extension of time to complete repairs.

Cole made the motion to deny the request. Floyd seconded. 4 – 2 Mitchell and Gallman voted no.

1610 Dorchester, Heritage Apts., 06-TV-091, Barry Jones was present to request an extension of time to complete repairs.

Staff recommended to grant an extension of time to complete the installation of the hard-wired interconnected smoke detectors until November 1, 2006.

Cole made the motion to grant the extension of time. Floyd seconded 6 – 0

501 S. Woodlawn #2 & #4, Bart Culver, 06-V-092, Owner was not present to request a pass through variance for apt. #4 and a ceiling height variance for the bedroom of apt. #2.

Staff recommended to grant variance to the pass through requirement in #4 and the ceiling height variance in the bedroom of #2 with the following conditions for #2:

Single and multiple-station, hard wired smoke alarms shall be installed in the following locations and in accordance with following criteria: PM-102.3, PM-102.8, & PM-704.2

25. In each sleeping room
26. Outside of each sleeping area in the immediate vicinity of the bedrooms.
27. On each additional story of the dwelling, including basements and cellars but not including crawl spaces and uninhabitable attics. In dwelling units with split levels without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
28. The alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed. Radio frequency interconnection is allowable.
29. Install smoke detector(s) in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall.
30. The required smoke alarms shall receive their primary power from the building wiring when such wiring is served from a commercial source, and when primary power is interrupted, shall receive power from a battery.

31. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection.
32. Smoke detection shall be maintained in manner so that it functions as intended and is in compliance with the aforementioned installation requirements.

Hamilton made the motion to grant the variance to the pass through and the ceiling height with the condition that no head obstructions be installed at less than 6'4" in apt. #2. Gallman seconded. 6 – 0

ADJOURNMENT: Meeting adjourned at 5:15 p.m.